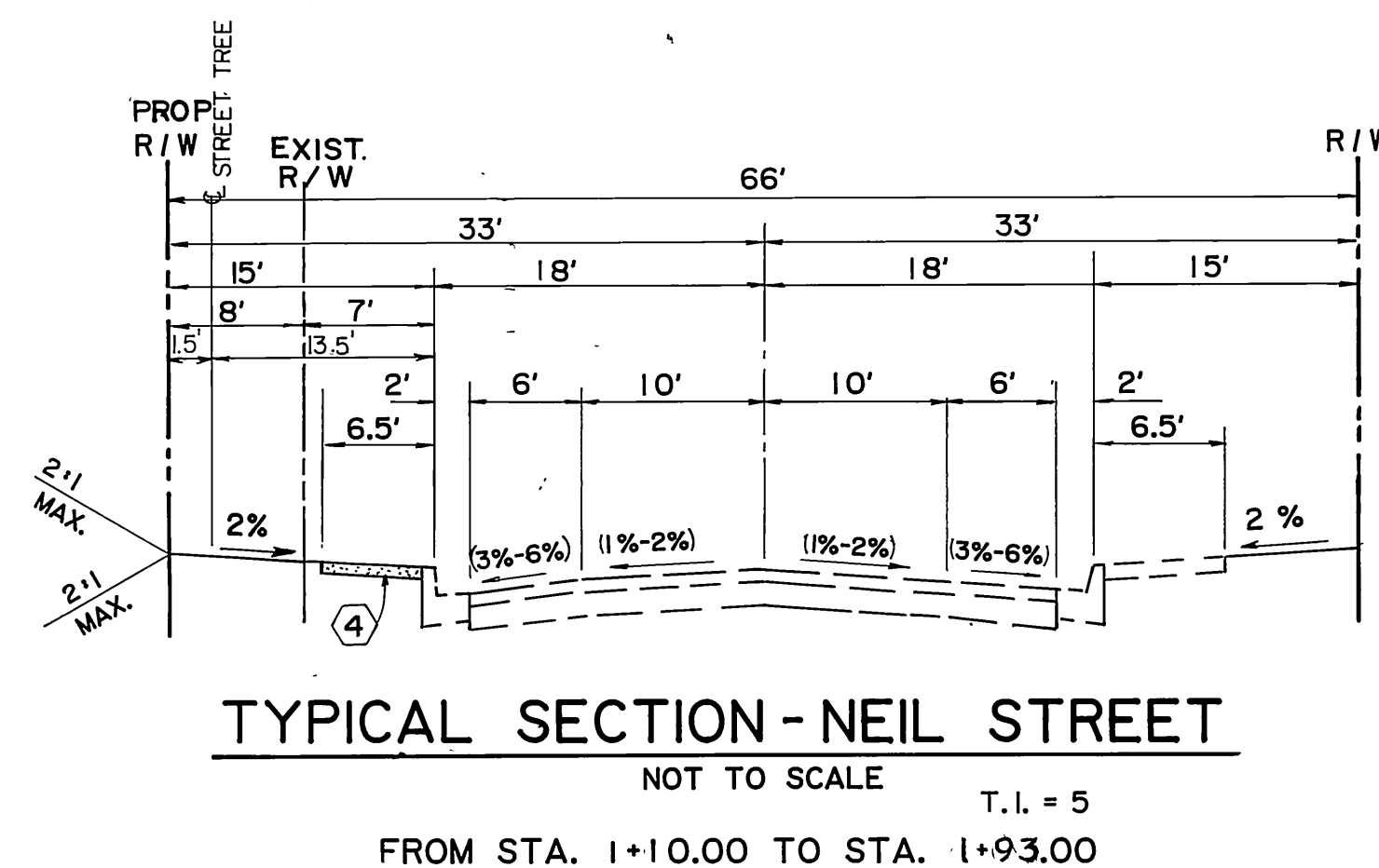
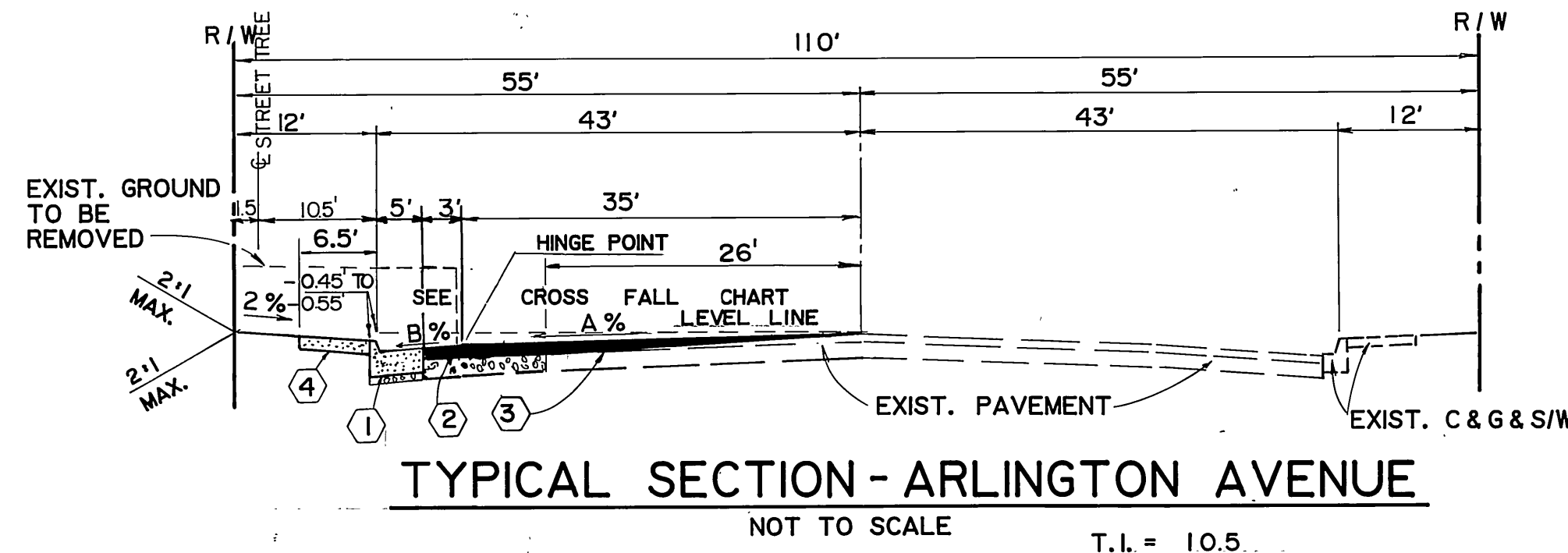
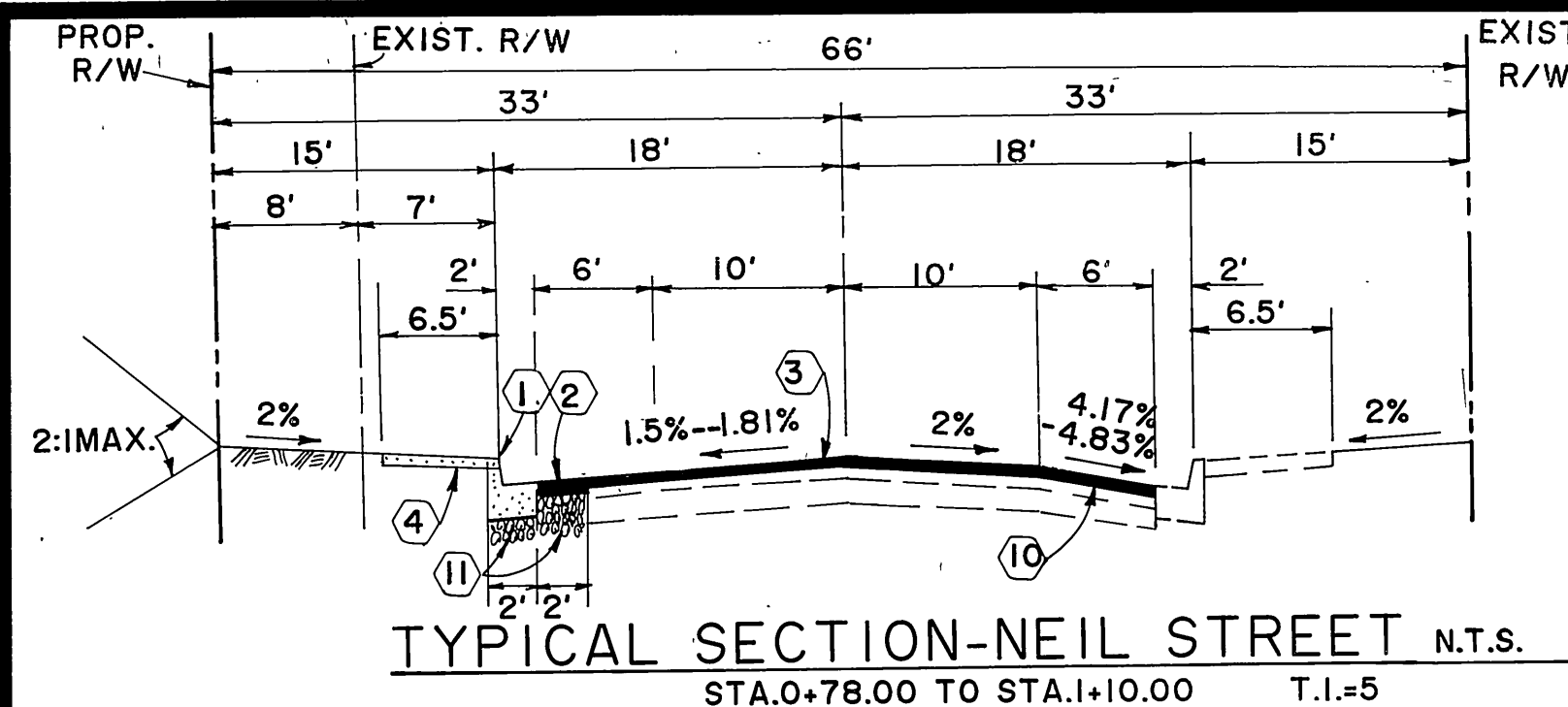


STREET IMPROVEMENTS



LOCATION MAP
NOT TO SCALE

**ARLINGTON AVENUE
CROSSFALL CHART**

STATION	℄ ELEV.	A %	HINGE PT. ELEV. 35' FROM ℄	B %	LIP	T.C.
48+40.34	788.29	1.77 %	787.67	6.00 %	787.49	787.74
48+50.00	788.44	1.74 %	787.83	6.00 %	787.65	787.90
49+00.00	789.25	1.74 %	788.64	6.00 %	788.46	788.71
49+50.00	789.83	1.80 %	789.20	6.00 %	789.02	789.27
49+72.33	789.97	1.49 %	789.45	6.00 %	789.27	789.52

CONSTRUCTION NOTES

- CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. DWG. NO. 200 TYPE 1 (6" CURB FACE) WITH 5' BIKEWAY LANE.
- CONSTRUCT 6" A.C. PAVEMENT OVER 18" AGGREGATE BASE PER S.R. # 1021 R-26
- PLACE A.C. OVERLAY AS SHOWN ON PLAN.
- CONSTRUCT 6' SIDEWALK PER CITY OF RIVERSIDE STD. DWG. NO. 325.
- CONSTRUCT ACCESS RAMP PER CITY OF RIVERSIDE STD. DWG. NO. 304.
- CONSTRUCT REMAINING PORTION OF CROSS GUTTER PER CITY OF RIVERSIDE STD. NO. 220.
- CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. DWG. NO. 250 TYPE 1
- INSTALL TYPE F-1 DELINEATOR PER CITY OF RIVERSIDE STD. NO. 665.
- PLANT STREET TREE TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
- CONTRACTOR TO COLD PLANE AS NECESSARY TO PROVIDE 0.1% MIN. OVERLAY
- REMOVE EXIST. CURB & GUTTER W/2' OF EXIST. PAVEMENT.

GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside Street Tree policies.
- When calling for inspections contact the Street Tree Inspector a min. of 48 hours in advance at (714) 351-6126 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspection are required:
 - After completion of final grading of the lots and when all utility services and sewer lateral have been marked, but prior to digging plant pits, all final street tree locations are to be spotted in the field by the street inspector;
 - While digging plant pits and planting/relocating trees;
 - After planting and all other indicated or specified work has been completed, for start of maintenance;
 - At end of the maintenance period, the contractor/developer shall call the Street Tree Inspector at (714) 351-6126 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the trees pass final inspection and the Park and Recreation department is assuming maintenance responsibilities;
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- The Developer shall be responsible to acceptably maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Required
a. NEIL ST	Podocarpus Gracillior	Fern Pine	15 Gal. 45'	2
b. ARLINGTON ST.	Brahea Edulis	Guadalupe Palm	4" Brown Trunk 45'	2
c.				
d.				
e.				
f.				

Continued

- Both a street tree Relocation/Removal permit as issued by the Park and Recreation Department and a Street Opening permit as issued by the Public Works Dept. are required prior to commencement of tree relocation and /or removal work. For all existing trees within what will ultimately be the Public Right-of-Way pavement area, backfill of all holes must be inspected by the Public Works Inspector for proper compaction.
- All Street Trees must be automatically irrigated, except where adjacent to single family or duplex residential uses.

NOTE:

In the interest of public safety and maintenance the Street Tree Inspector shall have the authority to revise the street tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

GENERAL NOTES

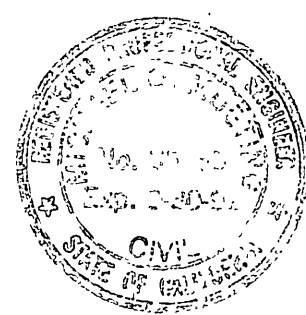
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, STD. DWG. NO. 10, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE AS SHOWN (FUTURE CONSTRUCTION, LOCATION UNKNOWN AT THIS TIME.)
- DISTRESSED EXISTING PAVEMENT IN OVERLAY AREAS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH NEW A.C. PAVING.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- NOTICE TO CONTRACTOR. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE (5) DAYS AFTER NOTIFICATION FROM THE CITY INSPECTOR.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL GIVE THE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO THE START OF CONSTRUCTION AND TO ALLOW THE CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. PHONE: (714) 351-6168
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- CONTACT THE CITY OF RIVERSIDE, PUBLIC UTILITY DEPARTMENT-ELECTRICAL ENGINEERING AT (714) 782-5404 REGARDING THE RELOCATION OF ELECTRICAL FACILITIES. A 30-DAY ADVANCE NOTICE IS REQUIRED FOR DESIGNING AND SCHEDULING THE WORK. THE DEVELOPER IS TO PAY THE ELECTRICAL RELOCATION CHARGE PRIOR TO THE START OF DEPARTMENT CONSTRUCTION.

Underground Service Alert

Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL



PREPARED UNDER THE DIRECTION OF:
Michael J. Davidson
REGISTERED CIVIL ENGINEER NO. 35165
EXPIRATION DATE: 9-30-91 DATE: 3-27-91

APPROVED BY:



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 11200 S. Mt. Vernon Ave., Suite "D" 73-080 El Paseo, Suite 106
P.O. Box 493 Colton, CA 92324 Palm Desert, CA 92260
Riverside, CA 92502 (714) 925-1082 (619) 348-5591
(714) 686-0844 FAX 714-686-5954 FAX 619-340-0529

SCALE: AS SHOWN
DATE: MARCH 1991

BENCH MARK: R.R. SPIKE IN P.P. No. 26544-J ON NO. SIDE OF ARLINGTON AVE., 17' ± W. OF WEAVER ST. (SPIKE IS 1.5' ABOVE EXIST. GRD.) ELEV. = 774.065

MARK REVISIONS APPR. DATE
DESIGNED BY T.L. DRAWN BY C.M.F. CHECKED BY T.L.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] BY: [Signature] DATE: 9/13/91
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.
DATE: 9/13/91

STREET PLAN AND PROFILE

TITLE SHEET
R-14-890

For: A.A. INTERNATIONAL INC.

PROJECT NO.

R-3228

SHEET 1 OF 2

FILE NO.: 911236 I

INDEXED 9-20-91 LPH

D.C. 3397-S

